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**260-982-0238**

101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## ***Beautiful Brick Church & Vacant Lots in 3 Tracts! Selling Regardless of Price!***

This property will be offered at Online Auction on Tuesday, August 29, 2023 -- Bidding begins closing out at 6 pm. Selling regardless of price! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 29, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$11.25. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online ABSOLUTE Auction: Tuesday, August 29, 2023**

**Bidding begins closing out at 6 pm!**

**502 N. First St., Pierceton, IN 46562**

**Washington Township • Kosciusko County**

**Auction Manager: Jason Conley 574.527.6330**

***<https://bidmetzger.com/auctions/>***



**Metzger** PROPERTY SERVICES, LLC  
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...GENERATION AFTER GENERATION

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★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

TULIP ST

FIRST ST

TRACT 2

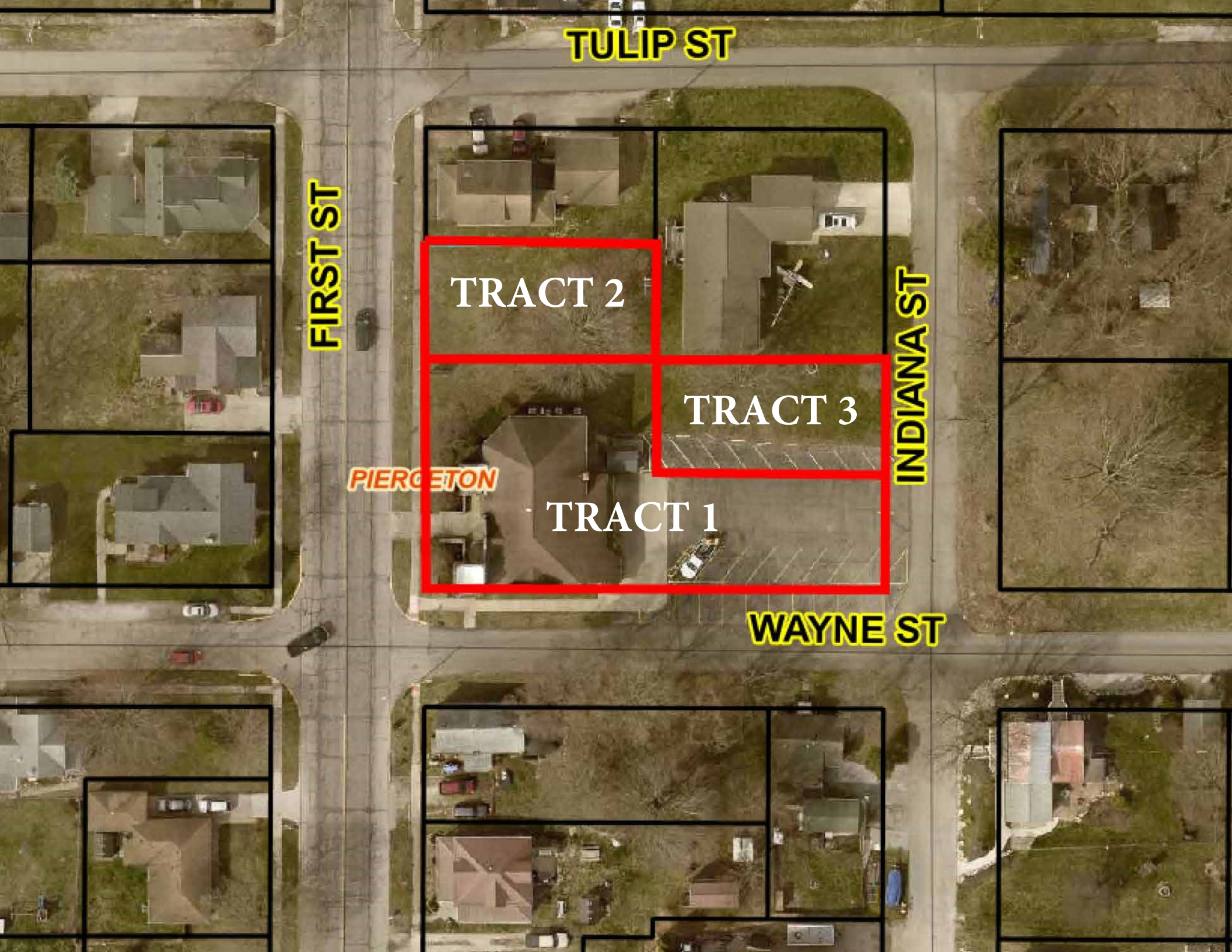
TRACT 3

INDIANA ST

PIERCETON

TRACT 1

WAYNE ST



<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
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<b>MLS</b> 202326091	502 N First Street	Pierceton	IN 46562	<b>Statu</b> Active	<b>LP</b> \$0
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<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-12-27-400-067.000-030	<b>Type</b> Special Purpose
<b>Cross Street</b>		<b>Age</b> 13
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> Approximately 0.34+/- acres part of: 10-106-13 LOTS 3, 4, 5, 6 & 7 BLK 28 KEITHS ADD		
<b>Directions</b> Head south off of US 30 onto SR 13 (First St.) in Pierceton. Property is on the east side of the road.		
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>
		<b>Zoning Description</b>

**Remarks** Stunning Brick Church with Parking Lot & Vacant Lots offered in 3 Tracts selling via Online Only ABSOLUTE Auction on Tuesday, August 29, 2023 -- Bidding begins closing out at 6 pm! Selling regardless of price! Tract 1: This beautiful church boasts a spacious parking lot, making parking and entering the building easy. Stepping inside, you'll be in awe of the beautifully crafted stained glass windows, which let in an abundance of natural light. The soaring cathedral ceilings add a sense of grandeur and expansiveness to the space, making it feel both welcoming and awe-inspiring. With a full finished basement, this church offers a wealth of additional space that can be used for meetings, gatherings, or other events. This space is versatile and perfect for an array of uses, offering the perfect backdrop for all your needs. Open House: Monday, August 21st 5:30-6pm

**Agent Remarks** Online Absolute Auction: Tues. 8.29.23 6pm Open House: Mon. 8.21.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they

<b>Sec</b> Lo 0	<b>Township</b> Washington	<b>Lot Ac/SF/Dim</b> 0.3400 / 14,810 / 190x90	<b>Src</b>
<b>Year Built</b> 1890	<b>Age</b> 133	<b>Exterior</b> Brick	<b>Foundation</b> Finished, Full
<b>Const Type</b> Brick	<b>Years Established</b>	<b>Stories</b> 1.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 4,034	<b>Total # Bldgs</b> 1	<b>Story</b> 1	<b>Finished Office SqFt</b> 1,000
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b> 3,828	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Location</b>	<b>Fire Protection</b> City	<b>Fire Doors</b> No	
<b>Bldg Height</b>	<b>Roof Material</b> Asphalt, Shingle	<b>Int Height</b> 20'	
<b>Interior Walls</b> Drywall	<b>Ceiling Height</b> 20'	<b>Column Spcg</b> n/a	
<b>Flooring</b> Carpet	<b>Parking</b> Lot, Paved	<b>Water</b> City	
<b>Road Access</b> City	<b>Equipment</b> No	<b>Well Type</b>	
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Sewer</b> City	
		<b>Fuel /</b> Gas, Forced Air	
		<b>Heating</b>	
		<b>Cooling</b> Central Air	
		<b>Burglar Alarm</b> No	
		<b>Channel Frtg</b>	
		<b>Water Frtg</b>	

**SALE INCLUDES** Building, Land  
**SPECIAL FEATURES** Public Restrooms

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Jason Conley	<b>Auctioneer License #</b> AC31300015
<b>Occupancy</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$11.25	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2023
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value \$</b>
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>Possession</b> at closing	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 7/25/2023	<b>Exp Date</b> 12/31/2023	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
		<b>Allow AVM</b> Ye
		<b>Show Comments</b> Yes
<b>Virtual Tour</b>		<b>BBC</b> 1.0%
		<b>Variable Rate</b> No
		<b>Special Listing Cond.</b> None
<b>Pending Date</b>	<b>Closing Date</b>	<b>Type of Sale</b>
<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	

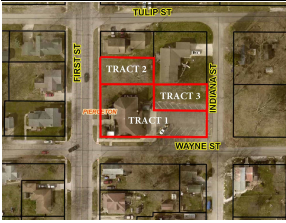
**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as 07/25/2023

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 0      **DOM** 0      **Auction** Yes

<b>MLS</b> 202326092	<b>** N First Street</b>	<b>Pierceton</b>	<b>IN 46562</b>	<b>Statu</b> Active	<b>LP \$0</b>
<b>Area</b> Kosciusko County		<b>Parcel ID</b> 43-12-27-400-067.000-03		<b>Type</b> Residential Land	
<b>Sub</b> Keith(s)		<b>Cross Street</b>		<b>Lot #</b>	
<b>School District</b> WTK Elem Pierceton		<b>JrH</b> Whitko		<b>SrH</b> Whitko	
<b>REO</b> No		<b>Short Sale</b> No		<b>Waterfront Y/N</b> N	
<b>Legal Description</b> Approximately 0.11+/- Acres part of: 10-106-13 LOTS 3, 4, 5, 6 & 7 BLK 28 KEITHS ADD					
<b>Directions</b> Head south off of US 30 onto SR 13 (First St.) in Pierceton. Property is on the east side of the road.					
<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>	
<b>Zoning Description</b>					



**Remarks** Stunning Brick Church with Parking Lot & Vacant Lots offered in 3 Tracts selling via Online Only ABSOLUTE Auction on Tuesday, August 29, 2023 -- Bidding begins closing out at 6 pm! Selling regardless of price! Tract 2: 0.1+/- acre vacant lot. Great Potential Building Site or extra yard space for adjoining landowners! Bid on this tract individually, in combination, or for the entirety!

**Agent Remarks** Online Absolute Auction: Tues. 8.29.23 6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to

<b>Sec</b> Lot 0	<b>Lot Ac/SF/Dim</b> 0.1100 / 4,792 / 100x50
<b>Parcel Desc</b> 0-2.9999	<b>Platted Development</b> No
<b>Township</b> Washington	<b>Price per Acre</b> \$0.00
<b>Type Use</b> Residential, Other,	<b>Road Access</b> City
	<b>Road Surface</b> Asphalt
	<b>Road Frontage</b> City
<b>Water Type</b> None	<b>Well Type</b>
<b>SEWER TYPE</b> None	<b>Easements</b> Yes
<b>Type Fuel</b> None	<b>Water Frontage</b>
<b>Electricity</b> Available	<b>Assn Dues</b> Not Applicable
	<b>Other Fees</b>

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo

<b>Strctr/Bldg Imprv</b> No	<b>Can Property Be Divided?</b> No
<b>Water Access</b>	<b>Lake Type</b>
<b>Water Name</b>	
<b>Water Features</b>	
<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Jason Conley
	<b>Auctioneer License #</b> AC31300015
<b>Auction Location</b> Online Only: bidmetzger.com	<b>Auction Start Date</b> 8/29/2023
<b>Financing: Existing</b>	<b>Proposed</b>
<b>Annual Taxes</b> \$11.25	<b>Exemption</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2023
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>Possession</b> at closing
<b>Agent ID</b> RB14045939	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
	<b>Agent E-mail</b> chad@metzgerauction.com
<b>Co-List Office</b>	<b>Co-List Agent</b>
<b>Showing Instr</b>	
<b>List Date</b> 7/25/2023	<b>Exp Date</b> 12/31/2023
<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%
	<b>Variable Rate</b> No
<b>Virtual Tours:</b>	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>
	<b>Selling Price</b>
	<b>How Sold</b>
<b>Total Concessions Paid</b>	<b>CDOM</b> 0
	<b>Sold/Concession Remarks</b>
<b>Sell Office</b>	<b>Sell Agent</b>
	<b>Sell Team</b>
<b>Co-Sell</b>	<b>Co-Sell Agent</b>

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as 07/25/2023

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202326093 \*\*\* N First Street Pierceton IN 46562 Statu Active LP \$0



Area Kosciusko County Parcel ID 43-12-27-400-067.000-03 Type Residential Land  
 Sub Keith(s) Cross Street Lot #  
 School District WTK Elem Pierceton JrH Whitko SrH Whitko  
 REO No Short Sale No Waterfront Y/N N  
 Legal Description Approximately 0.11+/- acres part of: 10-106-13 LOTS 3, 4, 5, 6 & 7 BLK 28 KEITHS ADD  
 Directions Head south off of US 30 onto SR 13 (First St.) in Pierceton. Property is on the east side of the road.  
 Inside City Limits City Zoning County Zoning Zoning Description

**Remarks** Stunning Brick Church with Parking Lot & Vacant Lots offered in 3 Tracts selling via Online Only Absolute Auction on Tuesday, August 29, 2023 -- Bidding begins closing out at 6 pm! Selling regardless of price! Tract 3: 0.1+/- acre vacant lot. Great Potential Building Site or extra yard space for adjoining landowners! Bid on this tract individually, in combination, or for the entirety!

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Sec Lot 0 Lot Ac/SF/Dim 0.1100 / 4,792 / 100x50  
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes  
 Township Washington Date Lots Available Price per Acre \$ \$0.00  
 Type Use Residential, Other, Road Access City Road Surface Asphalt Road Frontage City  
 Water Type None Well Type Easements Yes  
 SEWER TYPE None Water Frontage  
 Type Fuel None Assn Dues Not Applicable  
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No  
 Can Property Be Divided? No  
 Water Access  
 Water Name Lake Type  
 Water Features  
 Water Frontage Channel Frontage Water Access  
 Auction Yes Auctioneer Name Chad Metzger & Jason Conley Auctioneer License # AC31300015  
 Auction Location Online Only: bidmetzger.com Auction Start Date 8/29/2023  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$11.25 Exemption Year Taxes Payable 2023 Assessed Value  
 Is Owner/Seller a Real Estate Licensee No Possession at closing  
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050  
 Agent ID RB14045939 Agent E-mail chad@metzgerauction.com  
 Co-List Office Co-List Agent

Showing Instr  
 List Date 7/25/2023 Exp Date 12/31/2023  
 Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None  
 Virtual Tours: Type of Sale  
 Pending Date Closing Date Selling Price How Sold CDOM 0  
 Total Concessions Paid Sold/Concession Remarks  
 Sell Office Sell Agent Sell Team  
 Co-Sell Co-Sell Agent

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://bidmetzger.com) - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



General Information

Parcel Number 43-12-27-400-067.000-030
Local Parcel Number 1072000260

Tax ID:

Routing Number 010-106-013

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2023

Location Information

County Kosciusko
Township WASHINGTON
District 030 (Local 030) PIERCETON TOWN
School Corp 4455 WHITKO COMMUNITY
Neighborhood 1002105-030 COMM PIERCETON LOTS
Section/Plat 27-32-7
Location Address (1) 502 N FIRST ST PIERCETON, IN 46562

Zoning PUBLIC USE PUBLIC USE

Subdivision Keiths Add

Lot 3-7

Market Model 13 SMALL TOWNS

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 4, 2023

Review Group 2025

Ownership

METHODIST CHURCH TRUSTEES
PO BOX 556
PIERCETON, IN 46562

Legal

10-106-13
LOTS 3, 4, 5, 6 & 7 BLK 28 KEITHS ADD



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 132' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and W/I.

Exempt

Notes

9/25/2020 REA: 2021 REMEASURED PAVING PER PICTOMETRY
9/28/2016 REA: 2017 DREW C/I BLDGS TOGETHER, CHANGED LAND INFLUENCE FACTOR
11/29/2007 COMM: PIERCETON UNITED METHODIST CHURCH
11/29/2007 MEM: AUDITORS MEMO CORRECTED TITLE TO BE MORE ACCURATE 7/14/2005

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Theater
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	B: 2(291')	1: 2(302')
<b>Heating</b>	3828 sqft	
<b>A/C</b>	3828 sqft	
<b>Sprinkler</b>		

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	6	6
<b>Total</b>	0	0	6	6

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

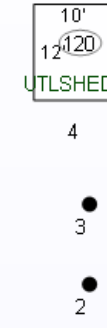
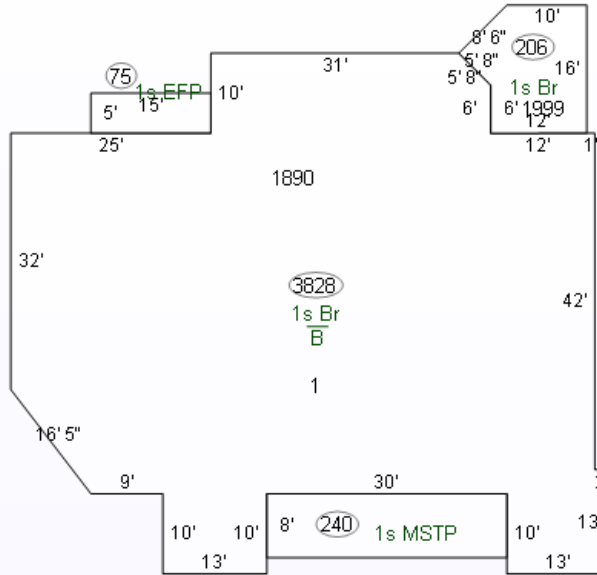
Description	Area	Value
Porch, Enclosed Frame	75	\$6,100
Stoop, Masonry	240	\$3,800

**Special Features**

Description	Value
PE, RT	\$20,000

**Other Plumbing**

Description	Value
PE, RT	\$20,000
Exterior Features	\$9,900



**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM
<b>Use</b>	GENOFF	THEATRE
<b>Use Area</b>	3828 sqft	4034 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	100.0%	100.0%
<b>Eff Perimeter</b>	291'	302'
<b>PAR</b>	8	7
<b># of Units / AC</b>	0	0
<b>Avg Unit sz dpth</b>	-1	-1
<b>Floor</b>	B	1
<b>Wall Height</b>	9'	20'
<b>Base Rate</b>	\$95.71	\$137.97
<b>Frame Adj</b>	(\$11.26)	(\$14.54)
<b>Wall Height Adj</b>	(\$3.20)	\$0.00
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00
<b>Adj Base Rate</b>	\$81.25	\$123.43
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	\$81.25	\$123.43
<b>Interior Finish</b>	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	\$0.00	(\$8.94)
<b>A/C</b>	\$0.00	(\$7.31)
<b>Sprinkler</b>	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00
<b>S.F. Price</b>	\$81.25	\$107.18
<b>Sub-Total</b>		
<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	\$311,025	\$432,364

**Building Computations**

<b>Sub-Total (all floors)</b>	\$743,389	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	\$782,889
Plumbing	\$9,600	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.92
Special Features	\$20,000	<b>Repl. Cost New</b>	\$720,258
Exterior Features	\$9,900		

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1	Brick	C	1890	1965	58 A		0.92		7,862 sqft	\$720,258	80%	\$144,050	0%	100%	1.000	1.1400	\$164,200
2: Paving C 01	0%	1	Concrete	C	1999	1999	24 A	\$3.80	0.92	\$3.50	1,559 sqft	\$5,450	80%	\$1,090	0%	100%	1.000	1.1400	\$1,200
3: Paving C 01	0%	1	Asphalt	C	2001	2001	22 A	\$2.81	0.92	\$2.59	8,790 sqft	\$22,724	80%	\$4,540	0%	100%	1.000	1.1400	\$5,200
4: Utility Shed C 01	0%	1		D	1978	1978	45 A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	65%	\$680	0%	100%	1.000	1.1400	\$800

*...Generation after Generation*



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